

Waterloo Town Council Meeting
March 8, 2022

A meeting of the Waterloo Town council was held March 8, 2022, at 6:00p.m. at the Waterloo Historic Train Depot present were:

Jess Jessup	Ken Surber
Katherine Hobbs	Josh Caudill
Greg Iddings	Pam Howard/Town Manager
Renee Duszynski/ Clerk Treasurer	

The following business was discussed, and action taken: Unless specified all votes were unanimous.

Public Hearing:

1. Vacate Sycamore Street:

Hearing Opened at 6:04 p.m.

Kruse began hearing. Kruse introduces Mr. Kevin Webb and attorney Eric Weber. He also introduced the other petitioners: Mark and Linda Higgins, Hellen Wallen, and Scott Hamman. Weber hands out, for evidence, a survey, and the plat of the town of Clearville. This is now part of the town of Waterloo. The survey is a petition to vacate an undeveloped portion of Sycamore Street. There is an LP tank in the right of way along with other encroachments. The way to address this, is to vacate the property. There are power lines in the way. The topography is not ideal, it would be difficult to develop Sycamore Street. Future development could still happen through County Road 28 or Cedar Street.

Weber believes Sycamore Street would not be good for a major thoroughfare. The area that would be vacated would be split equally among parcels owned by the petitioners. Weber reviews the requirements listed in the state statute. All right of ways would be maintained for any utilities. The petitioners are here for relief. Mr. Webb introduced himself and explained he bought the house and is trying to improve it. Mr. Hamman's house is in the right of way. Mr. Webb is planning to replace the garage as well. Webb thanks for the time and consideration. Mr. Webber stated it's also about what is the best benefit of the town increase in the value of property and AV.

Jessup clarified the location of the lift station on Pine Street. Webb verified he purchased the property, Lot 5 and 6, in October. Kruse asked council for any other questions. Kruse asked for comments from the public. Mandy Young, trustee for Squire property, showed her property. The property can not be accessed from County Road 28. Their concern is, if approached by a developer, they would want a guarantee for access from County Road 28 or Oakdale. Kruse asked about access from Cedar Street. Mrs. Wallen stated it could be accessed through Oakdale to Pine to Sycamore. Oakdale is a dead-end because it was vacated in the past. Mr. Webb stated West Street has dedicated areas. There are five (5) possible ways to access the property for future development even with vacating this section. Mrs. Young wanted to ensure access to the property for development.

Iddings asked for clarification on where the new garage would be. Webb stated it will depend on if this is vacated.

Kruse introduced Town Manager, Pam Howard. Howard reiterates, in the past, Oakdale was given away. The town learned from that and Country Village only being one-way in and out. This is giving up one (1) more access.

Mr. Hamman's house on right-of-way. Streets are anywhere between 14-24 feet. The right of way is 60' and is more than needed. Howard suggested giving a portion but not the whole platted street. Howard does not feel it is in the best interest to vacate the entire width. Sycamore does go down 30 feet farther down. Jessup asked Wolfe size about road sizes. Wolfe stated 24' and 10' each side of right-of-way, 44 feet total. Caudill stated one-way in and out is not ideal for a development, two (2) entrances would be ideal. Howard stated Sycamore and West would be the two (2) ideal entrances. Mr. Webber asked how viable putting a street in the small section of 30'. Property cannot be landlocked; the ideal partial vacate may need to be revised. Mr. Weber asked to recess the public hearing until April to get more answers based on Squires needs and topography. Kruse thinks that would make most legal sense. Motion to recess until April 12, 2022, 6:00 p.m. made by Hobbs (Caudill) passed.

Hearing Closed at 6:54 p.m.

2. CCD Fund:

Hearing Opened at 6:55 p.m.

Duszynski described what Cumulative Capital Development Fund can be used for. She stated that anything that is a capital improvement for the Town. New sidewalks, infrastructure, building repairs, and major projects would be considered capital improvements. She also explained that it is its own tax rate separate from the General fund and depreciates over time and needs to be reset. The rate can be set up to \$0.5 Caudill clarified it is not a raising 5¢ since we are at \$.0416. This is less than \$0.1. Jessup asked for comments. Jessup explained the 5¢ per 1000 so if your AV is \$100,000 it would be \$5.00 an additional \$0.84. Mr. Able, town citizen, stated generally he would not like to pay more, it is a close enough matter it would not be noticed much. After reviewing the figures, it is noted that the actual figures are \$50.00, and \$8.40, which is still a nominal amount. Jessup would like to create a sidewalk program. Ms. Brummes would be glad to pay the minimal extra to have improved sidewalks. Caudill would like to reward different funds are used for to help inform the community added to the newsletter. Motion to approve made by Hobbs (Caudill) passed.

Hearing Closed at 7:06 p.m.

3. Sewer Use Ordinance:

Hearing Opened at 7:10 p.m.

Howard explained the sewer use ordinance was updated in 2019 with the aide of Wessler engineering. The water and sewer chapters were separated. The ordinance addresses the prohibition of Fats, Oils, Rags, and Grease. IDEM did not like it, the word "rags" and it needed stricken; had to use the acronym "FOG". All "FROG" changed to "FOG". The amount of traceable oil had to be changed. It was at zero and IDEM stated it had to be a level that would register, it was changed to .05 parts per million. There was concern with an industry leaking oil and the recent testing would have allowed this. Jessup stated Wessler and a law firm, Barnes & Thornburg, created this. The federal regulations are zero. Howard noted the ordinance must go through three (3) readings.

Surber asked about the compliance and how it's possible to discontinue service. Howard clarified it is only the industrial service that can be discontinued. Jessup asked for questions. Able asked if this would affect residential. Jessup stated no, residents would not have oil such as this that is present in industry.

Motion to close hearing Caudill (Iddings) passed. Motion to amend sewer use ordinance as stated as per IDEM made by Caudill (Surber) passed.

Hearing Closed at 7:21 p.m.

Regular Meeting 7:22 p.m.

Communication from The Clerk Treasurer: Duszynski stated council received a copy of the AFR as posted on Gateway.

Communication from The Town Manager:

Howard stated the small business seminar is April 7, 2022, from 5:00 -7:00 p.m. Nikki Heffelfinger is hosting. There is a \$25.00 fee for cost of materials. BFM will make a taco bar provided by the town of Waterloo. This is a great opportunity for the town grow.

The Park board is having a kickoff for Veterans Park May 14, 2022. Earth Source drafted the first phase; the memorial and ½ the parking lot. It will be approximately \$307,000. Brock Shultz, from Kammerer Welding, designed the memorial. Howard presented the design.

Town walk downtown to visit businesses will be April 1, 2022, 4:30 p.m. or 5:00 p.m.

Approval of Claims:

Minutes from February 8, 2022, reviewed. Corrections reviewed. Motion to accept as corrected made by Caudill (Hobbs) passed.

Claims reviewed. Jessup asked how often we pay for hydrants. Hydrants are paid monthly. Caudill inquired about late invoices and the penalty for federal taxes. Duszynski explained some of the departments have not turned in invoices. Duszynski was unaware that it was to be done bi-weekly instead of monthly. It is now done correctly. Caudill would like to track lift station repairs. Motion to approve claims made by Caudill (Iddings) passed.

Communication from the President: None

Communication from Committees: None

Old Business:

1. Park Board Ordinance – Jessup stated this is the second (2nd) reading. Changes were reviewed. Motion to approve second (2nd) reading made by Hobbs (Caudill) passed. Motion to waive third (3rd) reading made by Hobbs (Surber) passed.

New Business:

1. Depot Attendant – Howard stated she advised Tony Damron there were three (3) hearings that would take quite a bit of time if he was unable to attend the meeting. Tony is a potential Friends of the Depot member as well. Iddings stated he was reliable. Howard stated he was respectful. Tony is very town oriented. Howard had Jay Oberholtzer do a background check in DeKalb County, there was nothing. There was, however, a prior child support issue in Kentucky. Jessup asked if Howard checked references. Howard did not, just Iddings and Oberholtzer. Jessup would like to current employer contacted. Motion to hire Tony Damron as an employee barring any negative feedback from current employer. Motion made by Surber (Iddings) passed.
2. Park Board Minutes – Jessup stated the members of the Park Board will be Jessica Miller four (4) years, Dwight Zerkle two (2) years, and Cheryl Davis one (1) year. Motion to approve made by Caudill (Iddings) passed.

3. Plan Commission Appointments – These are council president appointments. Bob Knott, Verlinda Eberly, and Robert Scholler. The council appoints the representatives of the town which would be Jess Jessup, Pam Howard and Jon Williams. Motion to approve Hobbs (Iddings) passed.
4. BZA appointments – see attached.
5. Main Street Liaison – Council appointed Josh Caudill for remainder of term. Motion to approve made by Hobbs (Iddings) passed.
6. Friends of the Depot Appointments – Council appointed: Greg Iddings, Deb Iddings, Sabinia Keen, Dakota Moll, Bill Hubartt, Ken Surber, Janet Ordway Surber, Tony Damron, Christina Damron, Tom Warsler. Motion made by Caudill (Hobbs) passed.
7. NIPSCO quote – Tabled
8. Outstanding Warrants – Uncashed checks over two (2) years old can be receipted back in as they are no longer valid. The total is \$3,431.71. Motion to approve made by Caudill (Surber) passed.
9. CEDIT plan – Duszynski reviewed. It is a two (2) year plan. Discussion was held. Tabled to be revised.
10. Jessup nominated Deb Iddings, Robert Scholler, and Jamie Brummer.

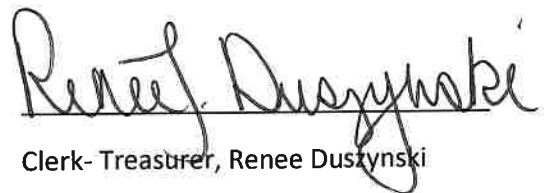
Floor:

I, Renee Duszynski, the duly qualified Clerk/Treasurer, do hereby certify that the above and foregoing is a true and exact excerpt of minutes of the meeting of the Waterloo Town Council, Waterloo, Indiana, at which a quorum was in attendance and acting throughout, and held March 8, 2022, as such appears in the official minutes of said Waterloo Town Council, in my custody.

Meeting was adjourned at 8:42 p.m.



President, Jess Jessup


Clerk- Treasurer, Renee Duszynski